

039.0

0007

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

752,100 /

752,100

USE VALUE:

752,100 /

752,100

ASSESSED:

752,100 /

752,100

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY



No	Alt No	Direction/Street/City
14-16		PATRICK ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	KOMBOURAS PHYLLIS	
Owner 2:		
Owner 3:		

Street 1:	642 WELLESLEY ST
Street 2:	

Twn/City:	WESTON
St/Prov:	MA
Postal:	02493

PREVIOUS OWNER	
Owner 1:	KOMBOURAS NICHOLAS -
Owner 2:	KOMBOURAS PHYLLIS -
Street 1:	34 GREEN LANE
Twn/City:	WESTON
St/Prov:	MA
Postal:	02493

NARRATIVE DESCRIPTION	
This parcel contains 6,012 Sq. Ft. of land mainly classified as Two Family with a Multi- TnhS Building built about 1969, having primarily Wood Shingle Exterior and 2420 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6012		Sq. Ft.	Site		0	64.	1.00	3									384,229						384,200	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value									26242	
104	6012.000	367,900		384,200	752,100									GIS Ref	
														GIS Ref	
														Insp Date	
														12/06/18	

PREVIOUS ASSESSMENT										Parcel ID			
039.0-0007-0008.0										Notes		Date	

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value																	
2020	104	FV	368,000	0	6,012.	384,200	752,200	752,200	Year End Roll															12/18/2019	
2019	104	FV	344,500	0	6,012.	348,200	692,700	692,700	Year End Roll															1/3/2019	
2018	104	FV	344,500	0	6,012.	330,200	674,700	674,700	Year End Roll															12/20/2017	
2017	104	FV	322,900	0	6,012.	288,200	611,100	611,100	Year End Roll															1/3/2017	
2016	104	FV	322,900	0	6,012.	246,100	569,000	569,000	Year End															1/4/2016	
2015	104	FV	276,200	0	6,012.	228,100	504,300	504,300	Year End Roll															12/11/2014	
2014	104	FV	276,200	0	6,012.	189,100	465,300	465,300	Year End Roll															12/16/2013	
2013	104	FV	287,200	0	6,012.	180,100	467,300	467,300																12/13/2012	

SALES INFORMATION		TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOMBOURAS NICHO	1498-66		10/19/2016	Convenience	10	No	No		
KOMBOURAS NICHO	1185-38		3/20/1998	Family	1	No	No	A	

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name		
10/20/2020	1295	Redo Bas	35,000	O						9/22/2020	Mail Update	MM	Mary M		
3/10/2020	360	Inter Fi	55,000	C						12/6/2018	MEAS&NOTICE	CC	Chris C		
12/29/2011	1900	Manual	3,000							4/27/2009	Measured	163	PATRIOT		
										3/3/2000	Mailer Sent				
										3/1/2000	Measured	197	PATRIOT		
										8/21/1993		RV			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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